BILL GARRETT, Davidson County
Trans:T20150065644 DEEDWARR
Recvd: 08/07/15 11:01 2 pgs
Fees:13.00 Taxes:703.00
20150807-0078860

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-7006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.

Ashley E. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF July, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Timothy Cantrell 136 Abbottsford DR Nashville, TN 37215	Timothy Cantrell 136 Abbottsford DR Nashville, TN 37215	08306018700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William McClain and wife, Cydney Serjoamia Browning McClain

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Cantrell and wife, Ashley Cantrell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the east half of Lot No. 10 on the Map of Sneed and Hamilton's Re-Subdivision of Lots 2, 3, and other lots in Brownsville, as of record in Book 161, Page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William McClain and wife, Cydney Serjoamia Browning McClain from William McClain by deed dated 08/15/1997, filed for record on 08/20/1997 in Book 10575, page 659, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **210 Fall Street, Nashville, TN 37206**

C & R M C
30. H. M.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of July, 2015.

William McClain

William McClain

Cydney Serjoamia Browning McClain

Cydney Serjoamia Browning McClain

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William McClain and Cydney Serjoamia Browning McClain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of July, 2015.

Notary Public

Commission Expiration: ~~My Commission~~ Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY